

TO LET – Two adjoining retail units – available separately or as one.**LOCATION**

The properties are located in a prominent retail location between The Broadway and The Martlets in Crawley, and by the main town centre bus stops.

The properties sit adjacent to Mothercare and are positioned in the same parade as Blacks, Greggs and McDonalds.

DESCRIPTION

The premises are configured over ground, first and second floors. There is loading to the rear accessed via the public car park off The Broadway. The unit is in a shell condition.

ACCOMMODATION

16 HASLETT AVENUE	SQ FT	SQ M
Ground Floor	2,306	214.2
First Floor	897	83.3

18 HASLETT AVENUE	SQ FT	SQ M
Ground Floor	1,875	174.2
First Floor	848	78.8
Second Floor	778	72.3

Units can be combined to provide a unit with the following approximate floor areas:

16 AND 18 COMBINED	SQ FT	SQ M
Ground Floor	4,181	388.4
First Floor	1,745	162.1
Second Floor	778	72.3
Total	6,704	622.8

RENT

16 Haslett Avenue £45,000

18 Haslett Avenue £47,500

RATES

We have been informed that the RVs are:

16 Haslett Avenue £43,500

18 Haslett Avenue £44,250

TENURE

Available on a new full repairing and insuring lease for a term of 15 years, subject to rent reviews at each 5th anniversary.

VAT

VAT may be chargeable on the terms quoted.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

Both units have an EPC rating of C

**VIEWINGS**

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**SOCIAL**

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